

TOWN OF GREENVILLE PLANNING BOARD
December 14, 2010 – Special Meeting and Public Hearing
Greenville Town Hall

MEETING CALLED TO ORDER AT 6:15 PM

PLEDGE

INTRODUCTIONS

Roll Call: Brian Wickes, Acting Chairman, Ken Elsbree, Orloff Bear, Jr., Don Teator, and James Barry/Alternate - Arnie Cavallaro, Chairman, upon his arrival replaced alternate James Barry, Helena Kosorek/Secretary
Not present- Tal Rapplelea, Town Attorney

Guests: Alan Tavenner of Delaware Associates, Elliott Fishman of Santo Associates for Camp Malka, Stephanie Ingalls, Steven Coffey, Larry Cooke, Code Enforcement Officer, Wendy Teller, Leroy Bear, Town Water Supervisor, Rabbi Hiller and Aharon Kaplan of Camp Malka, Paul Macko, Town Supervisor, Carol Gallagher, Rescue Squad member

OLD BUSINESS

Camp Malka - Special Meeting and Public Hearing

Public Hearing for Site Plan Review for Greenvilleland, LLC (Camp Malka) submitted for parcels (tax map id:12.00-1-9) owner Greenvilleland, LLC located on 160 Ingalside Road and two properties now combined under 150 Ingalside Rd. (tax map id:12-1-21) owner Damis Holdings, LLC and (tax map id:12-1-22) owner Damis Holdings, LLC in the Town of Greenville, N.Y.

Elliott Fishman of Santo Associates provided secretary with eleven receipts for abutters' notices for Camp Malka.

Alan Tavenner reported for Delaware Engineering, representing the Town. Crawford Associates, pumped tested wells and submitted test results. They indicate no impact to offsite wells, or the town's well, or Country Estates. There is an impact, but not significant, between two wells in the camp. There could be a potential problem during drought or over use beyond what is noted in the plans. That's why we would have monitoring of the wells. We are waiting for the Department of Health. DEC is not requiring a Public Water Supply permit. Department of Health will approve the water system plan.

CONTINUED -

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Elliott Fishman- Considering Part 1 –

- 1) references to deed regarding right of way are reflected
- 2) crosswalks -note added- are to be used during Phase 1, and in Phase 2 that crosswalk will be eliminated
- 3) every building except the East Annex (labeled Bldg. #2 on chart) can be used all year round. Building usage will average one long weekend per month (Thursday-Monday) with one hundred to two hundred fifty population.

Don Teator read:

Part II of EAF (Environmental Assessment Form)

PROJECT IMPACTS AND THEIR MAGNITUDE pgs.11-21. (see pages attached)

- Planning Board determined answers together for Questions 1-20.

Part III of EAF

Regarding mitigation on questions in Part II determined to have a “potential large impact” (see part III of EAF attached)

(Below is summary of Part III - which uses Part II questions- if the impact was large)

List of project changes for mitigation

- #5, bullet 1 – surface or groundwater quality
 - waste treatment plant to S.P.E.D.S. permit limits (DEC)
- #5, bullet 7 – water greater than 20,000 gallons per day
 - monitoring wells and metering water use to DOH standards
 - if additional wells are drilled- to provide documentation that wells have to be tied-in and not affect other people
- #5, bullet 8 - siltation or other discharge into existing water
 - erosion control plan during construction
 - storm water detention
- #5, bullet 11 - may require new or expansion of waste treatment/storage facilities
 - schedule waste hauling to prevent rodents and other animal problems
- #6, bullet 1 - change flood water flows – storm water detention ponds
- #15, bullet 1- alterations of patterns of movement of people or goods
 - monitored and designated cross walks
 - internal walkways in phase 1 and 2
 - switching synagogue to east side of road
 - moving some population to other side of road
 - off street bus and truck unloading
 - added parking

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#17, bullet 3 - operating noise exceeding the local ambient noise levels for noise outside of structures

- use of distributed smaller outdoor speakers throughout the camp with lower decibels
- limits to hours of use except for emergencies

#19, bullet 6 - demand for additional community services(e.g. schools, police, fire, etc.)

- onsite medical staff
- infirmary with Physician's Assistant, nurse and EMT 24 hours/seven days a week
- camp driver transports to medical care

#20 – “Is there, or is there likely to be, public controversy related to potential adverse environment impact?” Yes, (no comments needed) as public has already attended to voice concerns.

Arnie Cavallaro stated Leroy Bear (Greenville Water Superintendent) asked about the depth of the wells. Alan Tavenner said Crawford is correcting the plan to note a ¾ hp pump to replace a ½ hp pump. Arnie asked Alan Tavenner, “Did you review all water data and how it could be evaluated regarding interconnectedness?” Mr. Tavenner said to quote from pg. 4 of the 12/7/10 memo from Delaware Engineering, “No effects of any significance were noted in any of the off-site wells during the brief test.”

Brian Wickes provided a review for the public of the Board's Special Meeting discussing the reports.

Motion to declare a negative declaration based on mitigation of potential environmental impacts: Arnie Cavallaro

Second: Orloff Bear, Jr.

Approved:5 ;Opposed:0; Abstained:0

Motion carried.

Motion to open Public Hearing: Ken Elsbree

Second: Orloff Bear, Jr.

Approved:5; Opposed:0; Abstained:0

Steven Coffey spoke. He owns 50 acres on three sides of Camp Malka. He listed his concerns as:

- wanted consideration of this project as single use and not cluster homes
- original setbacks for contaminating wells, will increase over time, wells #1,#2 and #6 are in proximity to seepage pits
- leach field waste – previous owner (Dominici) was a dentist, there is buried waste there
- regarding 900 campers – What will happen on Parents' Day?
- historical significance – archaeological evidence

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Arnie asked if concerns were written or if there was a summary.

Mr. Coffey-“ I am a geologist by education. I want to see the Camp at a smaller scale.

Wendy Teller’s concerns-

- the flood waters
- the little culvert bridge, they put in last year, created a problem she hasn’t seen in twenty years
- construction is now a factor – trucks are backing up now, between the new white fences along the road, this causes school bus delays
- road is taking a toll from trucks
- garbage has a ‘large impact’ as the Camp uses throw away utensils and plates for meals

Rabbi Hiller noted they planned on getting dishes.

-Larry Cooke had a question regarding external lighting.

-Arnie Cavallaro answered question about land density regarding 5 acre lots. It will be one piece of land.

Steven Coffey argued this is a change of use to cluster housing as it causes a visual impact.

There was a discussion about the Camp population. Larry Cooke said site plan has three phases. In the Environmental Assessment all must be considered.

DEC gave limits to discharge into stream.

Alan Tavenner said the use of the term “intermittent streams” are the toughest standards for above ground water. On waste they need an operator 24 hours per day and a back up operator. Alarms will be used. It is an independent licensed operator for this. They can go to jail for operating it in the wrong way. The licensed operator is not on duty 24 hours per day. There are call out monitors like an ADT alarm system. Heavy fines can be imposed.

No additional comments.

Motion to close Public Hearing: Arnie Cavallaro

Second: Don Teator

Approved:5; Opposed:0;Abstained:0

Arnie Cavallaro stated there were many concerns to talk about: 1) Lighting – What is causing concerns? Larry Cooke said last year lighting was addressed. Someone from the public added that in the non-summer season the lights are on.

-Wendy Teller stated the big halogen lights are always on. And the four houses with street lights. Aharon Kaplan said they are on dusk to dawn. Larry Cooke suggested a

timed meter. Ken Elsbree said that in the proposed lighting there would be ‘hooded lighting’. Larry Cooke said there is a big area light on the silo and back of the synagogue that are the culprits. The lights on the driveway look like 60 watt bulbs and aren’t 6 ft. off the ground.

-Don raised questions about sewerage from the new properties. Alan Tavenner discussed existing leach fields and dealing with them. He added septic pump out tanks would probably come once a month. Wendy Teller said pump out trucks were coming every day.

Arnie Cavallaro and Brian Wickes voiced concerns in making a decision tonight on the site plan review as more information is needed.

(Chairman, Arnie Cavallaro, asked secretary to compile Mr. Coffey’s comments in an e-mail to Board members.)

-Regarding Parents’ Day - parking may be provided by an outside parking facility with a shuttle provided to get to the camp.

-Rabbi Hiller- Parents’ Day is twice a year. Mr. Coffey said in the past there has been parking in his driveway and fields.

-Don Teator (Town Historian) Delays are not called for for archaeological concerns as they are not considered of significant historical importance by New York State.

-Brian Wickes has questions for the attorney about lighting and the septic on accessory building that they purchased. He stated it was “an extremely large project”. He wants to make sure that “all the t’s are crossed and all the i’s are dotted.”

-Larry Cooke- All the lighting was addressed by the previous planning board. He then asked “Are the two new properties going into the sewer plant or in phase 2? Weren’t they going to use existing tanks and fields this year?” Elliott Fishman, “Yes, you are right.”

-Arnie asked about debris on property. Larry Cooke said DEC investigated one site.

-Mr. Steven Coffey pointed out correct location with medical waste.

-Brian Wickes said that regarding lighting they should do a drive-by at night.

-Setbacks on wells # 1,2,5,6.

-Larry Cooke- Only those things which should come into consideration are those for two newly acquired properties.

-Accessory building – Does it have a C.O. and does it have a septic?

-Regarding Parent’s Day there is enough off street parking with the new plan.

-The bathrooms at the pool house need to be addressed.

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- Extra lots can be together –discussion with attorney.
- Replacement on well pump size for pump #4 has been addressed.

Larry Cooke- “If the board doesn’t vote on it for sixty two days it gets approved.

Ken Elsbree – Tal Rappleyea has to be here or have input.

Arnie Cavallaro requested minutes be provided to the attorney by this weekend.

Larry Cooke – “One building which had been demolished is reconstructed.”
He said he wanted to mentioned this in case anyone was wondering what was going on there.

Motion to adjourn: Don Teator
Second: Ken Elsbree
Approved:5; Opposed:0; Abstained:0

ADJOURN 9:45 p.m

NEXT MEETING December 28, 2010 7:30 p.m.